| 003.A | 0004 | 0005.A | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 565,300 / 565,300 |
| | | | | | USE VALUE: | 565,300 / 565,300 |
| | | | | | ASSESSED: | 565,300 / 565,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 15 | | VARNUM ST, ARLINGTON |

## OWNERSHIP

Unit #: A

| | |
|---|---|
| Owner 1: | ZEITLER MICHELLE S |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 32 UPLAND RD |
| Street 2: | C/O MICHELLE LANDWEHR |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | JAMES EMILY A - |
| Owner 2: | - |
| Street 1: | 15 VARNUM ST #A |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Wood Shingle Exterior and 1004 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 565,300 | | | 565,300 |
| Total Card | 0.000 | 565,300 | | | 565,300 |
| Total Parcel | 0.000 | 565,300 | | | 565,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 563.05 | /Parcel: 563.0

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

| | |
|---|---|
| User Acct | 290081 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 07/30/18 |

!15497!

## PREVIOUS ASSESSMENT

Parcel ID: 003.A-0004-0005.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 102 | FV | 557,400 | 0 | . | | 557,400 | 557,400 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 565,700 | 0 | . | | 565,700 | 565,700 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 502,900 | 0 | . | | 502,900 | 502,900 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 460,400 | 0 | . | | 460,400 | 460,400 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 426,000 | 0 | . | | 426,000 | 426,000 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 389,000 | 0 | . | | 389,000 | 389,000 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 372,200 | 0 | . | | 372,200 | 372,200 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 372,200 | 0 | . | | 372,200 | 372,200 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 05:12:34 |

## LAST REV

| Date | Time |
|---|---|
| 07/30/18 | 09:23:05 |
| danam | |
| 15497 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 3025 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| JAMES EMILY A, | 111-112 | | 4/23/2010 | | 390,000 | No | No | | |
| ELEFSON ROBERT/ | 103-93 | | 4/25/2008 | | 390,000 | No | No | | |
| ELEFSON ROBERT/ | 36-21 | | 11/15/2007 | Family | | No | No | | M DEED |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/15/2007 | 698 | Siding | 8,500 | | | | | repair siding and |
| 7/13/2007 | 565 | Add Bath | 85,000 | | | | | renovate 3 kitchen |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/30/2018 | Measured | DGM | D Mann |
| 2/1/2018 | Mail Update | EMK | Ellen K |
| 1/24/2008 | External Ins | BR | B Rossignol |
| 10/14/1999 | Inspected | 267 | PATRIOT |
| 9/24/1999 | Mailer Sent | | |
| 9/24/1999 | Measured | 267 | PATRIOT |
| 8/25/1993 | | MF | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 7938 | | | | | | | | | | | | | G9 | | | |

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 99 - Condo Conv | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 3 - Gambrel | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1912 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G9 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | 1 - 1st Floor |
| % Own: | 33.299999237 |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 295.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99960202 |
| Adj $ / SQ: | 398.091 |
| Other Features: | 90000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.10000002 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 592518 |
| Depreciation: | 27256 |
| Depreciated Total: | 565262 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | # Units: | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 5 | BRs: | 2 | Baths: | 2 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | |
| Totals | | | |
| 1 | 5 | 2 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 481.69 |
| Special Features: | 0 | Val/Su Net: | 563.05 |
| Final Total: | 565300 | Val/Su SzAd | 563.05 |

## SKETCH

UnSketched SubAreas:
GLA: 1004,

Sum Area By Label :

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 1,004 | 398.090 | 399,684 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 1,004 | | Total: | 399,684 | |
| Size Ad | 1004 | Gross Are | 1004 | FinArea | 1004 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

003.A-0004-0005.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |